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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	Property	offered	for	sale
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Address	14/804 Warrigal Road, Malvern East Vic 3145
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$375,000	&	\$412,500
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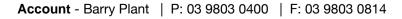
Median sale price

Median price \$771,000		Unit X	Suburb Malvern East
Period - From 01/01/2017	to	31/03/2017	Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
21/119 Atkinson St OAKLEIGH 3166	\$405,000	08/02/2017
15/800 Warrigal Rd MALVERN EAST 3145	\$387,500	17/03/2017
18/800 Warrigal Rd MALVERN EAST 3145	\$385,000	20/02/2017







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